094.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	605,200 / 605,200
					USE VALUE:	605,200 / 605,200
					ASSESSED:	605,200 / 605,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOYLE BARBARA L
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	18 PETER TUFTS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOYLE THOMAS P & BARBARA L -
Owner 2:	-
Street 1:	18 PETER TUFTS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,377 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Asbestos Exterior and 911 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6377.000	177,300		427,900	605,200
Total Card	0.146	177,300		427,900	605,200
Total Parcel	0.146	177,300		427,900	605,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 664.32 | /Parcel: 664.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	61685
GIS Ref	
GIS Ref	
Insp Date	08/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	177,600	0	6,377.	427,900	605,500	605,500	Year End Roll	12/18/2019
2019	101	FV	156,000	0	6,377.	434,000	590,000	590,000	Year End Roll	1/3/2019
2018	101	FV	156,000	0	6,377.	324,000	480,000	480,000	Year End Roll	12/20/2017
2017	101	FV	156,000	0	6,377.	293,400	449,400	449,400	Year End Roll	1/3/2017
2016	101	FV	156,000	0	6,377.	281,200	437,200	437,200	Year End	1/4/2016
2015	101	FV	147,200	0	6,377.	238,400	385,600	385,600	Year End Roll	12/11/2014
2014	101	FV	147,200	0	6,377.	226,200	373,400	373,400	Year End Roll	12/16/2013
2013	101	FV	147,200	0	6,377.	215,200	362,400	362,400		12/13/2012

!7741!

PRINT

Date	Time
12/10/20	22:21:09

LAST REV

Date	Time
08/30/18	15:41:58
mmcmakin	
7741	

USER DEFINED

Prior Id # 1:	61685
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOYLE THOMAS P	54827-408		6/15/2010	Family	1	No	No		Thomas P Doyle dod 12/23/12
	12550-338		11/1/1973			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2004	581	Manual	8,000					repair tree damage

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	MEAS&NOTICE	BS	Barbara S
12/2/2008	Meas/Inspect	163	PATRIOT
10/26/2000	Hearing N/C	197	PATRIOT
3/7/2000	Inspected	264	PATRIOT
2/1/2000	Measured	197	PATRIOT
8/5/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6377		Sq. Ft.	Site		0	70.	0.96	5									427,918						427,900	

Total AC/HA: 0.14640 | Total SF/SM: 6377 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 427,918 | Spl Credit | Total: 427,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	F		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.94040596
Adj $ / SQ:	165.041
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	297026
Depreciation:	119701
Depreciated Total:	177324

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

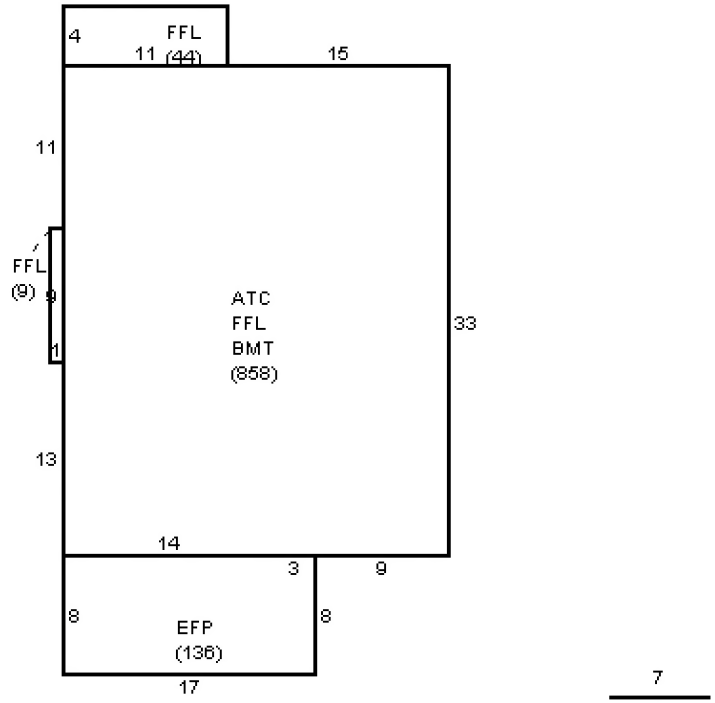
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	911	165.040	150,353
BMT	Basement	858	49.510	42,482
ATC	Attic	300	132.030	39,650
EFP	Enclos Porch	136	44.430	6,042

	Net Sketched Area:	2,205		Total:	238,527
Size Ad	1211.2999	Gross Are	2763	FinArea	911

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	50		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.04
Special Features:	0	Val/Su Net:	80.41
Final Total:	177300	Val/Su SzAd	146.37

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

094.0-0004-0006.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	